0092066

IDENTIFICATION REFERENCE

BOOK 9770 PG 247

Box 36
TAB

This Instrument Prepared By:
William R. O'Bryan, Jr., Attorney
25th Floor, Nashville City Center
511 Union Street
Nashville, TN 37219

95 AUG 22 PM 3:26

REGISTER
DAVIDSON CO., TN.

Send Tax Bills to New Owner(s):
Windward Capital Corporation
c/o Mooring Financial Corp.
8614 Westwood Center Drive
Vienna, VA 22182

Map and Parcel
Map 70-02
Parcel 54

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Deed of Trust, dated May 31, 1984, to I.D. Lewis, Jr., Trustee, executed by Michael L. Shields, as same appears of record in Book 6305, page 42, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed I.D. Lewis, Jr. as Trustee under said Deed of Trust and has nominated and appointed William R. O'Bryan, Jr. as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 9695, page 756, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said William R. O'Bryan, Jr., Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and he is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on July 20, 1995, and subsequent insertions appearing on July 27, 1995, and August 3, 1995, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on August 15, 1995, at 11:05 o'clock a.m., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, William R. O'Bryan, Jr., Substitute Trustee, offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to Windward Capital Corporation, Successor In Interest to Resolution Trust Corporation, at and for the sum of Twenty-Seven Thousand and 00/100 ($27,000.00) Dollars, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Windward Capital Corporation, Successor In Interest to Resolution Trust Corporation, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, William R. O'Bryan, Jr., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Windward Capital Corporation, Successor In Interest to Resolution Trust Corporation, its successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

Land in the 2nd Councilmanic District of Davidson County, Tennessee being Lot No. 2 on the Plan of Shawnwood as of record in Plat Book 5190, Page 737, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being part of the property conveyed to MICHAEL L. SHIELDS, unmarried by Deed of record in Book 6030, Page 135, Register's Office for Davidson County, Tennessee.

This is improved property known as 3020 Stokers Lane, Nashville, TN 37218.

Said sale shall also be subject to the right of redemption by the Internal Revenue Service, pursuant to the provisions of 26 U.S.C. Section 7425(d)(1), by virtue of a federal tax lien against Michael Shields of record in Book 9251, page 446 and by virtue of a federal tax lien against Michael Shields, of record at Book 9251, page 448, both in the Register's Office for Davidson County, Tennessee. Proper notice has been timely given to the Internal Revenue Service as required in 26 U.S.C. Section 7425(b) as evidenced by the attached letter and acknowledgment.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Windward Capital Corporation, its successors and assigns, in fee simple forever. The said William R. O'Bryan, Jr., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, William R. O'Bryan, Jr., as Substitute Trustee, has executed this instrument on the 21st day of August, 1995.

William R. O'Bryan

WILLIAM R. O'BRYAN, JR.
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William R. O'Bryan, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 21st day of August, 1995.

Tracey A. Brooks

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 7/25/98

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $27,000.00.

William R O'Bryan Jr
Affiant

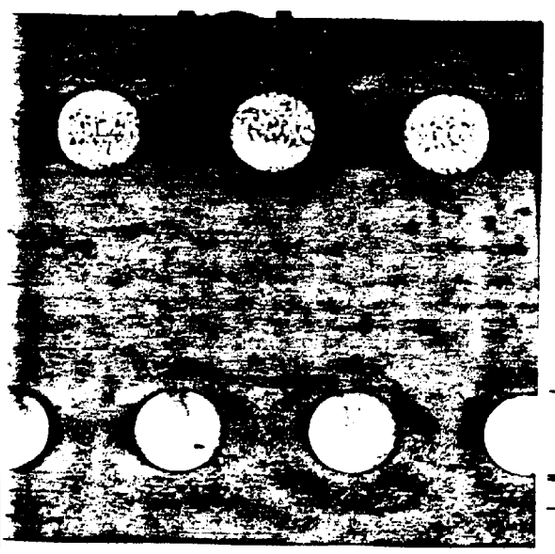
Sworn to and subscribed before me
this 21st day of August, 1995.

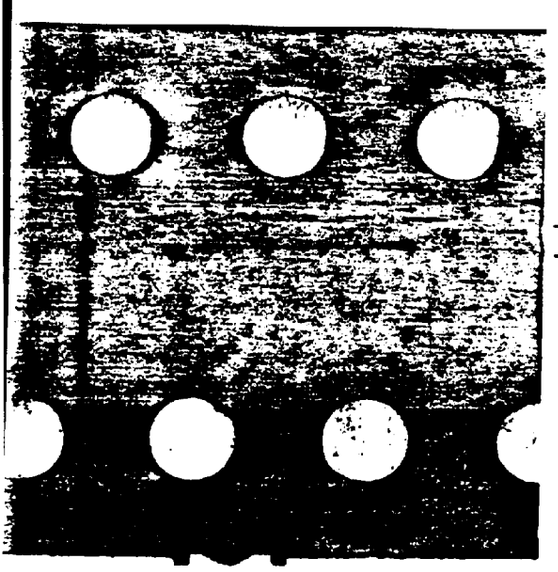
Tracey A. Brooks
Notary Public

My commission expires: 7/25/98

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

206338/0000714.06





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9770PG250

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	27000.00
CON TX	99.90
PRFEE	1.00
MDEED	12.00
TOTAL	112.90
CHECK	112.90

08/22/95 01 15:26 0001 5290

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0092066
IDENTIF. # REFERENCE

95 AUG 22 PM 3:26

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 944243